

PUD-6-2007
Chesterfield Cottages – Final Plat
1483 West 2320 South
RM Zone
22 Units
2.3 Acres
9.5 U/A

BACKGROUND

Richard Wright, representing Edmiston Homes, is requesting final plat approval for the Chesterfield Cottages PUD. The subject property is approximately 2.3 acres in size and is bordered by existing development on the east and south. The Center Pointe Hollow PUD to the west is now under construction.

The subject property was rezoned in May 2007 from the A zone to the RM zone. Preliminary approval was granted in October 2007. The proposed plat and building elevations incorporate all design criteria outlined in the development agreement.

STAFF/AGENCY COMMENTS:

Public Works Department:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Contact Salt Lake County Auditor=s Office for approval of street names and subdivision name.
- X Revisions to plat required.
- \$ Dedication and improvements required along 2320 South.
- \$ Follow recommendations outlined in the soils report.

Building Division:

- X Follow recommendations outlined in the soils report.

Utility Companies:

- X Standard Utility Easements required.
- X Developer will need to coordinate with utility companies regarding easements.

Granger Hunter Improvement District:

- X Project is subject to all GHID requirements and design standards.

Fire Department:

- X Project shall meet all provisions of Fire Code relating to this type of development.
- X Review of hammerhead configuration needed.

ISSUES:

The developer is requesting final plat approval for the Chesterfield Cottages. The proposed development consists of 22 units on 2.3 acres. Proposed housing will be comprised of town home units and will have common, limited common and private spaces. Each unit will have a two car garage and private rear yard space. The minimum dwelling size for all units will be 1,700 square feet.

Access to the subdivision will be gained from 2320 South. Although this development can work without the need for secondary access, a stub street from the Center Pointe Hollow development to the west has been provided. This connection would allow secondary access should the Fire Department need it and would also provide connectivity from one neighborhood to the other. After discussing this issue with both developers, they agree that leaving it open for the present time is the appropriate thing to do. If in the future, this access proves more problematic than beneficial, it could be closed.

Although proposed housing units will not have basements, the developer has submitted a soils report. This report indicates that ground water was encountered at a depth of 4 feet. Proposed dwelling units will be slab on grade so water elevations should not be a problem.

During the preliminary review, the Planning Commission evaluated the multiple family design standards. It was determined that for the most part, the proposed elevations meet the design ordinance. However, the Planning Commission expressed concerns regarding the rear elevations as seen from the street. In order to address this concern, as well as others, the developer is proposing the following:

1. Garage doors will be colored and will include windows and patterns as illustrated on the elevation sheet.
2. Elevations that are adjacent to 2320 South, and those that are visible from the street and open space areas will have a full wainscot on the side elevation.

3. All dwellings shall have laminated architectural shingles.
4. Rear elevations will have a gable pop-out.

The development will be managed by a Home Owner's Association. It is staffs understanding that the Association will be responsible to maintain the private street, all yard spaces and open space areas. Staff has expressed concern about past projects being turned over to an uneducated association or projects that are turned over to the association without all development items being completed. Although the development agreement does not address this issue, staff will recommend that the developer, HOA, and staff meet before the project is transferred to the Association to ensure that all development items have been completed

The developer is proposing that 40% of this site will be open space as required by ordinance. Of that percentage, approximately 10,500 square feet will be used for recreational opportunities. The developer will be constructing various tot lots, pavilions, benches and a sports court. Formal plans for these improvements have been submitted. Formal landscape plans have yet to be submitted, but will be required prior to City Council review.

The developer will be fencing a portion of the east side with a vinyl fence. Fencing along the west boundary will be installed by the Center Pointe Hollow developer. The remaining site has been fenced by the Red Oaks developer. Although fencing was not included in the development agreement, staff would suggest that perimeter fencing match the new fence of the Center Pointe Hollow PUD including any fencing between units.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the Chesterfield Cottages subject to the following conditions:
 1. That the developer resolve all staff and agency concerns.
 2. That the Planned Unit Development be guided by the approved development agreement. Said agreement shall also be incorporated into the CCR=s of the development.
 3. That the City be provided information regarding the proposed CCR's. The developer shall address maintenance issues regarding garbage collection and management of the site. In addition, before the project is turned over the HOA, the developer, staff and HOA shall meet to determine that the project is ready to be turned over.

4. Building elevations shall be those submitted by the developer and approved by the Planning Commission during the April 23, 2008 meeting.
5. Setbacks for all dwellings shall be in accordance with the plat layout.
6. Building materials shall consist of 100% masonry products. Additional materials may be added for accent treatments, but shall be reviewed by staff. Colors shall be varied between buildings with no two adjacent buildings having the same color.
7. That all recommendations outlined in the soils report be followed.
8. That the entry feature referenced by the development agreement be reviewed and approved by the Planning Commission.
9. That the developer and/or builder install all landscaping in the development. Said landscaping shall be installed prior to occupancy or be bonded for. The overall landscape plan shall include the following:
 - a. Specifications regarding planting and tree sizes shall be provided. All trees shall be at least 2 inches in caliper. Evergreen trees shall be at least 6-8 feet in height.
 - b. That rear yard landscaping be incorporated into the plan.
 - c. That the landscape plan incorporate the playground and pavilion areas.
 - d. That the landscape plan be in accordance with the City's water conservation ordinance.
10. That 2320 South be dedicated and improved in accordance with plan and profiles approved by the Public Works Department.
11. That each garage be sufficient enough in size to accommodate the garbage can. In addition, the developer will need to coordinate garbage collection independent from City services.
12. Any perimeter fencing shall match the fence of the Center Pointe Hollow PUD to the west. This will include any fencing between units.

- B. Continue the application based on reasons determined at the public hearing.

Applicant:

Richard Wright
3420 S. 2130 E.
Salt Lake City, UT 84111

Discussion: Steve Lehman presented the application. Commissioner Matheson asked if hardie plank is considered to be a masonry product. Mr. Lehman replied that it is. The applicant, Richard Wright, stated that he is looking forward to finalizing this project and is open to answer any questions. The Planning Commission had no issues to discuss.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Clayton moved for approval subject to the 12 staff Alternatives.

Commissioner Davis seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes

Unanimous – PUD-6-2007– Approved